HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

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Canadian Housing Market: Housing starts lower in 2013, increasing modestly in 2014

Overview[1]

Housing Starts:	
2013:	182,900
2014:	188,900
Resales:	
2013:	443,400
2014:	468,600

Housing starts: As expected, the moderation in fundamentals, including economic and employment growth, that began in the second half of 2012 continued in the first quarter of 2013. This has led to more modest housing demand and is expected to bring about a decline in total starts in 2013.

In line with the consensus among private-sector forecasters, CMHC expects that economic growth, employment and net migration will gain momentum later in 2013 and in 2014. Moreover, increases in interest rates are not anticipated until mid-2014, reflecting expectations of a slower economy in 2013. As a result, housing starts are expected to trend slightly higher next year.

Resales: Existing home sales are expected to decline in 2013, but rise along with economic conditions in 2014. Specifically, sales through the Multiple Listing Service® (MLS®)[2] are expected to decline to 443,400 units in 2013, before seeing an increase to 468,600 in 2014.

Resale prices: The sales-to-new listings ratio is expected to remain well anchored in balanced market conditions over the forecast horizon. As a result, the average MLS® price should grow at a rate close to inflation, or slightly below, in 2013 and 2014. The average MLS® price is expected to rise to $369,700 in 2013 and then to $377,300 in 2014.

Provincial spotlight: Total housing starts are forecast to decline in 2013 in all provinces. Improving employment, economic growth and net migration will help support a modest rebound in housing starts in 2014 for all provinces, except the Atlantic provinces.

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[1]The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document reflect information available as of April 26, 2013.

[2]Multiple Listing Service® (MLS®) is a registered trademark owned by the Canadian Real Estate Association.

Detailed National Housing Outlook

Total housing starts lower in 2013, increasing modestly in 2014

As expected, the moderation in fundamentals, including slower employment and income growth, that began in the second half of 2012 continued in the first quarter of 2013. This has led to more modest housing demand. Economic conditions are expected to remain relatively weak in the first half of 2013.

So far in 2013, the average monthly growth rate of seasonally adjusted MLS® sales, new listings and prices have all been positive. This follows a period of average monthly declines that held sway over the second half of 2012. Specifically, seasonally adjusted MLS® sales and new listings have seen average monthly increases of 0.4 and 0.9 per cent, respectively, over the first three months of 2013. This contrasts with average monthly declines of 1.2 per cent in sales and 0.9 per cent in new listings over the second half of 2012. Similarly, the MLS® Home Price Index registered a second consecutive monthly increase in March 2013, which is a marked change from the trend of consecutive monthly declines that was observed between July 2012 and January 2013.

This change in the trend of the resale market is expected to eventually lead to a similar change in the trend of the new home market since the new home market typically lags the resale market by one to three quarters, depending on market conditions. Overall, total annual housing starts are expected to register 182,900 units in 2013, down from 214,827 in 2012. However, from the third quarter of 2013 to the end of the forecast horizon, housing starts are expected to exhibit a more stable quarterly path, as economic fundamentals regain momentum.

As fundamentals, including employment, economic growth and net migration, are expected to gain momentum later in 2013 and in 2014, housing starts will trend slightly higher next year. Overall, a modest gain to 188,900 housing starts is expected in 2014. Economic uncertainty is reflected by a range of forecasts, varying from 173,300 to 192,500 units for 2013 and from 166,500 to 211,300 units for 2014.

Single-detached starts relatively more stable than multiples

Single starts are expected to moderate to 79,800 units in 2013, from 83,657 in 2012, because of slightly weaker employment and economic growth in early 2013.

As of the second quarter 2013, single starts are expected to exhibit a stable growth path going forward. The stable outlook for single-detached housing starts also reflects the expectation that builders will act to keep levels of inventories of single- and semi-detached units in line with historical averages. Specifically, the level of inventories of single- and semi-detached units[3] has increased steadily in the last four quarters and has reached its historical average of 2.1 units per 10,000 population in the first quarter of 2013.

The outlook for single-detached starts for next year is at 82,400 units, as economic conditions are expected to gain momentum in late 2013 and in 2014 and thus support higher demand for housing in 2014.

Single starts are expected to range between 75,100 and 84,500 units for 2013 and between 71,800 and 93,000 units for 2014.

Multi-family starts expected to decline in 2013

Multi-family starts are expected to decline to 103,100 units in 2013, from 131,170 in 2012[4]. Multi-family starts moderated in the second half of 2012, reflecting the softening in economic fundamentals following the solid employment and economic growth that provided strong support to housing demand from 2010 through early 2012. Moderation in economic fundamentals is expected to continue throughout the first half of 2013, leading to an overall decrease in multi-family starts.

Lower population growth among the 25-34[5] year age group this year in Ontario, Quebec and the Atlantic region, is also expected to lead to a slight moderation in demand from first-time home buyers, who are more likely to enter homeownership through the less expensive multi-family housing segment in large centres. Over the longer term, the growth rate of this age cohort is expected to continue to decline.

Multi-family starts are expected to increase modestly in 2014 to 106,500 units. This reflects the expectation of increased housing demand as a result of improving economic conditions, relatively low vacancy rates for rental units and stronger net migration in 2014. However, builders will be aware of the level of inventories of multi-family units and react accordingly. Specifically, the ratio of newly completed and unabsorbed multi-family housing units per 10,000 population stood at 3.5 units in the first quarter of 2013, above the historical average of 3.3 units. The inventory of multi-family units has declined since the first quarter of 2011, when it stood at 3.9 units.

[3] The level of inventories of single-detached units is measured as the ratio of such completed and unabsorbed housing units per 10,000 population.

[4] Multiple starts consist of row, semi-detached and apartment units.

[5] Demographic forecasts are based on Statistics Canada's medium-growth population projection.

Multi-family starts are expected to range between 98,200 and 108,000 units in 2013 and between 94,700 and 118,300 units in 2014.

MLS® sales to decline in 2013

Existing home sales are expected to decline in 2013, but rise along with economic conditions in 2014. MLS® sales are expected to be restrained this year, partly as a result of demographic factors, including lower population growth among the 25-34 year age group, which will moderate growth in the pool of first-time home buyers. Weaker economic conditions and employment growth over the first half of the year are also expected to curb sales growth this year.

In 2014, improving economic conditions and higher net migration are expected to support renewed growth in MLS® sales. Following a level of 453,372 sales in 2012, CMHC's point forecasts are 443,400 MLS® sales for 2013 and 468,600 for 2014. MLS® sales are expected to be between 412,000 and 474,800 units in 2013 and between 435,800 and 501,400 units in 2014.

Balanced market conditions expected to keep home price growth in line with inflation

Canada's existing home market has been in balanced market conditions since 2010, although the sales-to-new listings ratio, an indicator of market conditions, has generally trended close to the threshold between balanced and seller's market conditions throughout this period. It is expected that market conditions will remain more anchored in balanced territory over the forecast horizon. Overall, balanced market conditions are expected to prevail in most local housing markets, and the average MLS® price should grow at a rate close to inflation, or slightly below, in 2013 and 2014.

CMHC's point forecast for the average MLS® price is $369,700 in 2013 and $377,300 in 2014, representing increases of 1.6 per cent and 2.1 per cent, respectively. The average MLS® price is forecast to be between $359,400 and $380,000 in 2013 and between $362,400 and $392,200 in 2014.

Provincial summary

All provinces will see lower housing starts in 2013. This reflects expectations that employment, net migration and gross domestic product (GDP) growth will not likely sustain the same level of housing starts as in 2012.

Improving fundamentals, including employment and economic growth, will help support a modest rebound in housing starts in 2014 for most provinces. However, the Atlantic provinces will again see lower housing starts in 2014.

Most provinces are also expected to see lower MLS® sales in 2013, although Alberta and British Columbia are expected to experience modest gains. British Columbia is recovering from a decline in sales activity in 2012, while Alberta will see sales activity grow moderately after strong sales growth in 2012.

In 2014, MLS® sales are expected to increase in all regions, except Newfoundland and Labrador, Prince Edward Island and New Brunswick.

In 2013, it is expected that growth in average MLS® home prices will outpace the rate of inflation in the Prairies and Newfoundland and Labrador. Average MLS® home prices are expected to be generally in line with the outlook for inflation in 2014, with the exception of Prince Edward Island and Quebec, which will see more modest price growth (see pages 6 to 15 for the detailed provincial outlooks).

Trends Impacting Housing[6]

GDP growth remains supportive, despite slight downward revision for 2013

In accordance with the consensus among prominent Canadian economic forecasters, growth in GDP is estimated at 2.0 per cent in 2012 and is forecast to slow to 1.6 per cent in 2013, before strengthening to 2.4 per cent in 2014.

The forecast for Canadian GDP growth in 2013 was revised down slightly since the 2013 first quarter Housing Market Outlook, largely reflecting downward revisions to growth in business fixed investment. Nevertheless, the Canadian economy is expected to continue to grow in 2013 and will, therefore, remain supportive of the housing market. In 2014, GDP growth will increase its support to housing market activity as the economic outlook strengthens.

Employment to stay supportive

Employment increased by 1.2 per cent in 2012. Based on the consensus among prominent Canadian forecasters, CMHC expects that employment will grow by 1.3 per cent in 2013 and in 2014. Despite the slow growth in employment year-to-date, the anticipated employment growth remains positive and is expected to sustain moderate increases in household income and household formation over the forecast horizon. This will, in turn, support the housing market.

High net migration

Moderation in economic growth should lead to a decline in total net migration to 250,000 people in 2013, down from an estimated 257,695 in 2012, but still above the 2003 to 2012

[6]CMHC uses ublicly available information and the consensus among major Canadian forecasters regarding economic assumptions.

average of about 238,800 people. Net migration is expected to increase to 262,900 in 2014.

High levels of net migration, by historical standards, will help support Canada's housing sector. In particular, the average level of new migrants to Canada from 2008 to 2012 was about 255, 800 people, well-above the 1994 to 2012 longer-run average of about 209,000 people. New migrants typically enter the rental market before moving to homeownership. Migration is expected to be supportive of demand for multi-family housing, more specifically purpose-built rental apartments and rental condominium units, over the projection horizon. The high levels of net migration in the last few years will continue to support multi-family housing during the forecast horizon, as builders react to the increased demand for homeownership from the relatively higher numbers of migrants to Canada since 2008. Canada's strong economic performance, relative to its peers, has attracted a high level of immigrants (net international migration).

Mortgage rates to see modest and gradual increases, but will remain low

In line with the consensus among private-sector forecasters, increases in the Target Overnight Rate by the Bank of Canada are not anticipated before mid-2014, later than anticipated at the time of the 2013 first quarter Housing Market Outlook. This reflects the downward revisions to GDP forecasts since the publication of the first quarter Housing Market Outlook, particularly the expectations of a slower economy in 2013. The expected delay in interest rate increases will continue to be supportive of housing market activity over the forecast horizon.

According to CMHC's base case scenario for 2013, the one-year mortgage rate is forecast to be within 3.00 per cent to 3.25 per cent, with an average of 3.13 per cent, while the five-year posted mortgage rate is anticipated to be within 5.00 per cent to 5.50 per cent, with an average of 5.28 per cent. For 2014, the one-year posted mortgage rate is expected to rise and be in the 3.25 per cent to 3.75 per cent range, with an average of 3.42 per cent, while the five-year posted mortgage rate is forecast to be within 5.25 per cent to 5.75 per cent, with an average of 5.53 per cent, consistent with higher economic growth prospects in 2014.

Mortgage rates are not expected to increase until mid 2014. The anticipated small and steady increases in mortgage rates will lead to somewhat higher mortgage rates by the end of 2014. However, these rates will remain low, by historical standards, over the forecast horizon.

Vacancy rates to remain stable over the forecast horizon

The average rental apartment vacancy rate in Canada's 35 major centres is expected to decline slightly, to 2.5 per cent by October 2013, from 2.6 per cent in October 2012. It is expected to remain at this level in October 2014.[7]

Most centres saw higher vacancy rates in October 2012 than in October 2011, according to CMHC's fall 2012 Rental Market Survey. In particular, 22 of 35 centres registered increases, seven centres experienced virtually no change in vacancy rates, and six centres registered declines. Improving economic conditions in late 2013 and 2014 are expected, in part, to provide greater support to rental demand over the forecast horizon, leading to the slight decline in vacancy rates that is expected in 2013 and 2014.

CMHC's fall 2012 Rental Market Survey also covered condominium apartments offered for rent in 11 major centres[8]. Vacancy rates for rental condominiums essentially held steady in most centres from October 2011, including Montreal, Toronto, Edmonton, Winnipeg and Vancouver.

Low vacancy rates of purpose-built rental apartments over the forecast horizon are expected to help support multiple-unit housing construction, particularly in 2014, through the expansion of the rental condominium market.

Risks to the Outlook

This outlook is subject to some risks, including:

- Recent levels of units under construction may impact the inventory of completed and unabsorbed units in the short to medium term. Should the inventory increase inordinately, builders may delay or reduce the size of some housing projects. This could lead to a sharper-than-expected moderation in housing starts.
- Elevated levels of household debt and house prices in some urban centres have made the country's economy more vulnerable to some economic shocks. If interest rates or unemployment were to increase sharply and significantly, some of the more heavily indebted households could be forced to liquidate some of their assets, including their homes. This could put downward pressure on house prices and, more generally, on housing market activity.
- A more protracted European crisis as well as a more muted recovery in the U.S. and weaker growth in emerging markets could negatively impact Canada's net exports and the country's overall economic outlook. A stronger-than-expected U.S. economic recovery or stronger growth in emerging countries could positively impact Canadian economic growth, contributing to a higher level of activity in Canada's housing markets.

[7] Rental vacancy rates are for purpose-built rental apartments, and do not cover condominium units that are offered up for rent by owners on the secondary rental market.

[8] CMHC's Rental Market Survey covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec.

TRENDS AT A GLANCE

Key factors and their effects on housing starts

Mortgage rates	Increases in short-term mortgage rates and variable mortgage rates are not anticipated before mid-2014. This reflects downward revisions to GDP forecasts and, in particular, the expectations of a slower economy in 2013. Mortgage rates are expected to remain low by historical standards over the forecast horizon. This is anticipated to support housing demand.
Employment	In 2012, employment grew by 1.2 per cent (+201,500 jobs), leading to a decline in the unemployment rate to 7.2 per cent from 7.4 per cent. In 2012, full-time employment rose 1.6 per cent (+217,900), and part-time employment declined 0.5 per cent (-16,400). The labour market has gotten off to a slow start in 2013 with 25,000 fewer jobs in the first quarter of 2013 compared to the total at the end of 2012. Nevertheless, employment is expected to improve during the course of the year and is forecast to grow 1.3 per cent in both 2013 and 2014, which will support Canada's housing sector.
Income	Income growth moderated progressively from the second quarter of 2012 to the fourth quarter of 2012. Nevertheless, growth in incomes is expected to continue, albeit at a moderate pace, on account of modest economic growth in Canada and global markets. As a result, income growth will remain supportive of housing demand over the forecast horizon.
Net migration	Canada's economy is expected to continue to perform well, relative to other countries. Canada should therefore continue to attract a high level of immigrants (net international migration) over the forecast horizon, which will support housing demand in the medium to long term.
Population[9]	Lower population growth among the 25-34 year age group is expected to lead to a slight moderation in demand from first-time home buyers this year and over the longer term. Furthermore, Canada's low birth rate should lessen the demand for additional housing stock in the medium and longer term. Population aging, however, will also impact the type and tenure of housing demanded.
Resale market	Resale market conditions for 2013 and 2014 are expected to be balanced in most local markets. As a result, the average MLS® price is expected to grow at a rate close to inflation, or slightly below, over the forecast horizon in most regions. So far in 2013, the average monthly growth rate of seasonally adjusted MLS® sales, new listings and prices have all been positive. This change in the trend of the resale market, when compared to the second half of 2012, will eventually be reflected in a change in the trend of the new home market which typically lags behind the resale market by one to three quarters depending on market conditions.
Vacancy rates[10]	The average vacancy rates of purpose-built rental apartments across Canada's metropolitan centres is expected to decline slightly, to 2.5 per cent, in 2013 and remain at that level in 2014. This reflects expectations that demand for purpose-built rental housing units will be met by the supply of such units. Lower vacancy rates for purpose-built rental apartments over the forecast horizon are expected to help support multiple-unit housing construction, particularly in 2014, through the expansion of the rental condominium market.
Stock of new and unoccupied units	The stock of unabsorbed new housing units has been stable in the first quarter of 2013, indicating continued strength in demand for newly completed homes. In addition, the ratio of the stock of unabsorbed new units to population, a simple gauge to assess potential over-building, is close to the historical average. Nevertheless, should the inventory increase inordinately, builders may delay or reduce the size of some housing projects. This could lead to a sharper-than-expected moderation.

[9] Demographic forecasts are based on Statistics Canada's medium-growth population projection.
[10] Rental vacancy rates are for purpose-built rental apartments, and do not cover condominium units that are offered up for rent by owners on the secondary rental market.

British Columbia

Overview

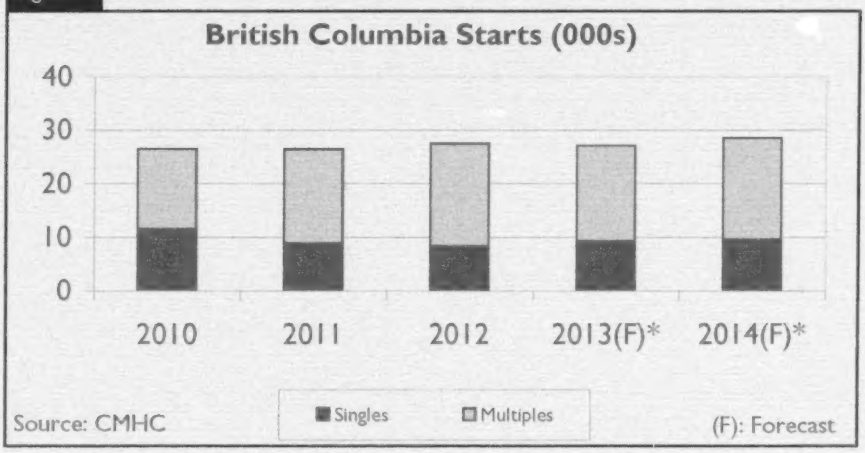
British Columbia's economy is forecast to expand 1.9 per cent in 2013 and 2.5 per cent in 2014, slightly ahead of the national average, and below the province's ten-year average pace. Modest growth in consumer spending and business investment are expected to contribute to economic growth.

Employment gains in the last year and a shift to full-time jobs in 2013 are forecast to support housing demand. Job growth is forecast at less than one per cent in 2013, with a pick up to 1.5 per cent projected in 2014. Slow growth in the labour force will keep the unemployment rate at 6.7 per cent in 2013. In 2014, the unemployment rate is forecast to increase to 7.0 per cent, reflecting stronger growth in the labour force stemming from an expected turnaround in interprovincial migration.

The province's population is forecast to grow about 1.0 per cent per year, compared to 0.9 per cent in 2012. In 2012, British Columbia experienced a net gain of 27,328 people from other parts of Canada and the world. Net international migration increased to 35,985 people; however this was partly offset by an 8,657-person outflow of people to other parts of Canada, mainly Alberta. The rising trend in international migration and a smaller net loss to the rest of Canada is expected to add 36,700 people in 2013 and 41,300 people in 2014.

Reflecting stronger economic, employment and population growth in British Columbia going forward, the outlook for the province's housing market in 2014 is for an increase in existing home sales and new home construction, compared to 2013. Housing starts are projected to total 27,100 units in 2013 and 28,500 units in 2014.

Figure 1



*The point estimate for provincial total housing starts is 27,100 for 2013 and 28,500 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 25,800-28,400 units for 2013 and 25,300-31,700 for 2014.

In Detail

Single Starts: Single-detached home starts are expected to increase in 2013 and 2014. Housing starts are forecast to rise to 9,200[11] units in 2013 and to 9,600 in 2014, compared to 8,333 units in 2012.

Multiple Starts: Multiple-family housing starts are forecast to trend lower in 2013, reflecting lower existing home prices and slightly elevated inventories of new, completed and unoccupied units, compared to a year ago. Multiple-family housing starts are forecast to reach 17,900 units in 2013 and increase to 18,900 units in 2014, compared to 19,132 units in 2012.

Resales: MLS® sales are expected to trend higher from 67,637 units in 2012 to 69,300 units in 2013 and 77,000 units in 2014. While employment and population growth would suggest a higher level of resale activity, a number of factors are expected to dampen home sales. These factors include buyers taking a wait-and-see attitude as existing home prices moderate in the Vancouver and Victoria housing markets and a general reluctance on the part of sellers to list their homes at a lower price, reducing the supply of homes for sale.

Prices: The moderation in listing activity that has accompanied lower levels of sales is forecast to keep existing home prices steady in 2013 at $511,200, before rising to $520,700 in 2014, compared to an average MLS® price of $514,836 in 2012. On a quarterly basis, resale home prices are forecast to grow at a modest pace.

[11] Beginning in January 2013, CMHC will adjust and harmonize methodology for tracking accessory suites in the Starts and Completions Survey. While the total British Columbia housing starts forecast is not affected, this methodology change will influence the breakdown of the forecast by home type, as an estimated 500 units are expected to be re-classified in 2013 to "single-detached" from "apartment" in the Vancouver CMA.

Alberta

Overview

Alberta's economic growth will remain above the national average as real GDP is forecast to rise by 2.2 per cent in 2013 and 2.8 per cent in 2014. Population and employment growth will continue to increase consumer spending in Alberta. On the other hand, Alberta's export growth will moderate this year due to energy prices and a U.S. economy that is projected to grow by less than two per cent.

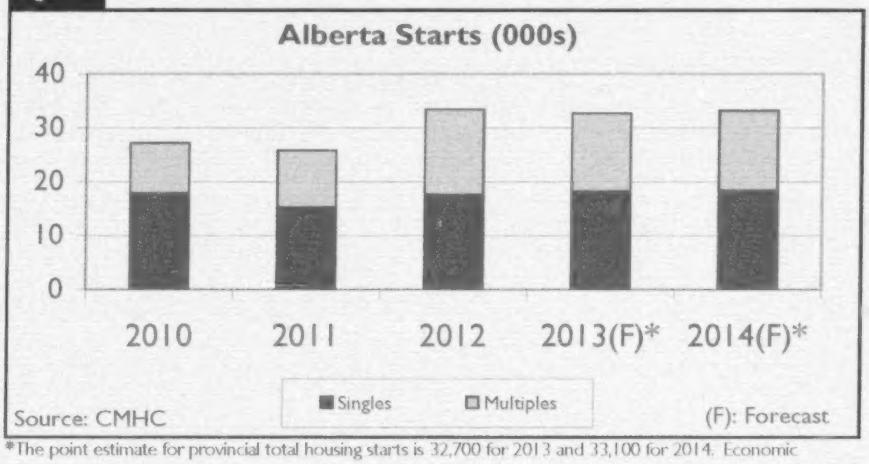
Alberta's labour market conditions will remain relatively strong as employment growth is projected at 1.8 per cent in 2013 and 2014. The demand for labour in Alberta will keep the unemployment rate around 4.6 per cent over the next two years. Through the first quarter of 2013, average weekly earnings have risen by over six per cent from 2012. Rising wages will also help drive consumer spending and draw migrants to Alberta.

In 2012, Alberta experienced a net inflow of 85,978 people, a record that helped lower vacancy rates and increase housing demand. An improving economic outlook in Ontario will slow interprovincial migration to Alberta. Nevertheless, gains from interprovincial migration are still expected, as are gains from international migration. Total net migration to Alberta is projected at 59,600 in 2013 and 58,400 in 2014.

In Detail

Single Starts: Single-detached stars are projected to rise to 18,200 units in 2013 and to 18,300 units in 2014. Despite last year's growth of over 15 per cent in new home construction to 17,493 units, inventory levels have remained relatively stable as absorptions have been on pace with completions. This will provide some upside activity to single-detached starts in 2013. In addition, a higher level of demand relative to supply in the resale market will channel some buyers to the new home market and support a higher level of single-detached starts.

Figure 2



*The point estimate for provincial total housing starts is 32,700 for 2013 and 33,100 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 31,100-34,300 units for 2013 and 29,400-36,800 for 2014.

Multiple Starts: Multi-family starts are forecast to moderate to 14,500 units in 2013 before edging higher to 14,800 units in 2014. The low level of new multi-family construction during the economic downturn in 2009 has been followed by strong growth as multi-family starts increased 51.3 per cent in 2012 to 15,903 units. Sales of units under construction will compete with presales and slow the initiation of new projects this year.

Resales: MLS® sales in Alberta are projected to rise over the forecast period to 61,600 in 2013 and 63,300 in 2014. Economic, demographic, and housing market conditions are expected to be conducive to a rising level of resales in Alberta. However, higher mortgage carrying costs due to a variety of factors, such as prices and mortgage rates, will keep sales growth in the single digits over the forecast period.

Prices: The average MLS® price in Alberta is forecast to rise by three per cent to $374,000 in 2013 and then rise to $381,900 in 2014. Housing market conditions vary across Alberta's largest centres but generally experienced price gains as a result of lower levels of supply relative to demand. While some major markets remain in buyers' conditions, most markets are expected to be in balance through 2014.

Saskatchewan

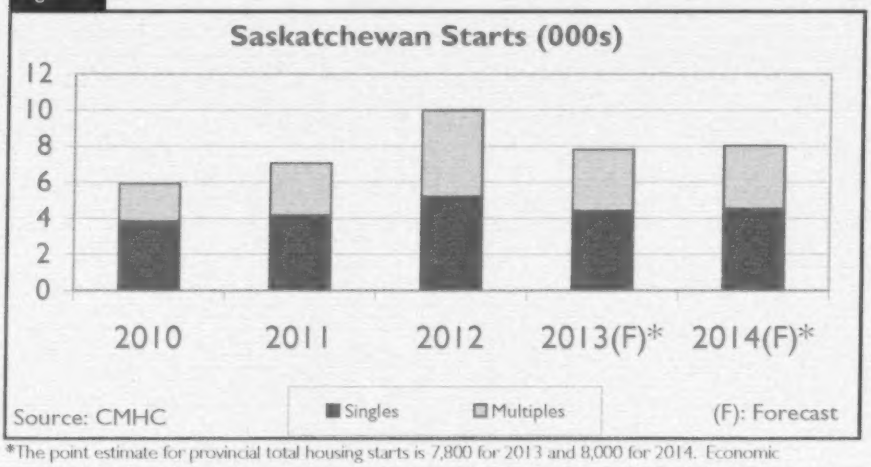
Overview

Saskatchewan's growth in GDP is expected to reach 2.4 per cent in 2013 and 2.8 per cent in 2014, growth rates among the highest in Canada over the forecast period. Saskatchewan's international exports are projected to rise this year and overcome the dampening effect of global economic growth that is impacting international trade. On the domestic front, consumer spending in Saskatchewan will continue to generate economic growth as employment and wage growth support a higher level of retail trade.

Saskatchewan's expanding economy is projected to increase employment by 2.6 per cent in 2013 before easing to a 1.6 per cent gain in 2014. With a labour force not growing as fast as employment gains, the province will continue to experience tight labour market conditions. The average unemployment rate in Saskatchewan was 4.7 per cent in 2012, and is projected to decline to 4.2 per cent in 2013 before edging up to 4.3 per cent in 2014. Saskatchewan will experience the lowest provincial unemployment rate in Canada over the forecast period.

More than 12,000 migrants are expected to be added to the province in both 2013 and 2014. Economic opportunity and tight labour market conditions are drawing migrants to Saskatchewan. Net migration reached a record 16,018 in 2012, up from 11,742 in 2011. Improving economic conditions in other jurisdictions will moderate migration to Saskatchewan, but net inflows will be supportive of housing demand.

Figure 3



*The point estimate for provincial total housing starts is 7,800 for 2013 and 8,000 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 7,500-8,100 units for 2013 and 7,000-9,000 for 2014.

In Detail

Single Starts: Single-detached starts are projected to decline to 4,400 units in 2013 due to rising inventory from last year's pace of new construction, before edging higher to 4,500 units in 2014. Single-detached starts in Saskatchewan increased 24.5 per cent in 2012 to 5,171 units. While demand for new homes will remain elevated, the pace of single-detached absorptions at completion will moderate starts this year.

Multiple Starts: Multi-family starts are forecast to moderate to 3,400 units in 2013 due to rising inventory and remain near this level at 3,500 units in 2014. In 2012, multi-family starts increased by 66.6 per cent to 4,797 units. With absorptions not keeping pace with completions this year, multi-family inventory is rising and will moderate the initiation of new projects.

Resales: MLS® sales in Saskatchewan are forecast to reach 13,200 units in 2013 and 13,500 units in 2014. While the record of 13,950 resales in 2012 is not expected to be surpassed over the forecast period, MLS® sales will remain elevated by historical standards. Demand this year is expected to ease with a lower level of net migration coupled with higher monthly mortgage carrying costs.

Prices: The average MLS® price in Saskatchewan is projected to rise from $274,268 in 2012 to $283,200 in 2013 and then to $289,300 in 2014. Supply and demand conditions are projected to moderate price growth over the forecast period from an increase of 5.7 per cent in 2012 to 3.3 per cent in 2013, with further moderation to 2.2 per cent in 2014.

Manitoba

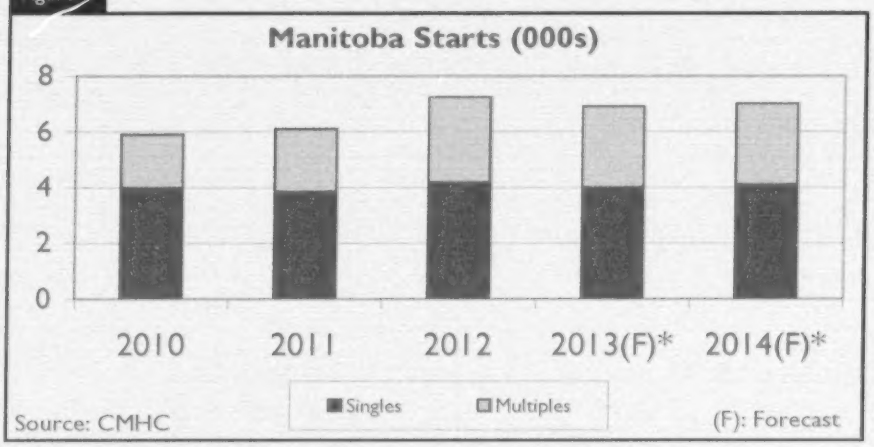
Overview

Economic growth in Manitoba is projected to remain relatively stable, with real GDP rising by 1.9 per cent in 2013 and 2.0 per cent in 2014. Capital investment expenditures are projected to rise substantially in 2013 and will be the driver of growth, led by large investments in the utility sector. On the other hand, weaker international economic growth has negatively impacted exports and increases in consumer spending will remain modest, as wages and employment growth are projected to increase at a rate in the low single digits.

Manitoba's expanding economy will generate employment growth of 1.2 per cent in 2013 and 2014. This will reduce the unemployment rate to 5.2 per cent through 2014, slightly lower than the average of 5.3 per cent in 2012, when employment expanded by near 1.0 per cent.

On the demographic front, net migration to Manitoba will result in 8,700 more people in 2013 and another 8,500 people in 2014. Net migration to Manitoba amounted to a gain of 9,116 people in 2012. Some moderation is expected in the future as improving economic opportunities in other provinces draw more people from Manitoba. Offsetting the interprovincial losses will be gains in international migration. Manitoba's Provincial Nominee Program will continue to encourage migrants to relocate in this province, although in smaller numbers. These demographic gains will help keep housing activity elevated.

Figure 4



*The point estimate for provincial total housing starts is 6,900 for 2013 and 7,000 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 6,600-7,200 units for 2013 and 6,200-7,800 for 2014.

In Detail

Single Starts: Manitoba's single-detached housing starts are expected to decline 4.1 per cent to 4,000 units in 2013, still an elevated level by historical standards. Moderate employment and population gains will continue to encourage home buying moving forward, lifting single-detached construction to 4,100 units in 2014.

Multiple Starts: Multi-family starts will ease slightly, due to rising inventories, to 2,900 units in both 2013 and 2014. Multi-family construction in Manitoba has been supported by low vacancy rates in the rental sector and demand for condominiums among first-time buyers and empty-nesters. Last year's elevated level of construction will lead to rising inventories as projects are completed through 2013, causing builders to delay initiating some new projects.

Resales: MLS® sales are forecast to decline from 14,008 in 2012 to 13,600 in 2013, before rising modestly to 13,800 in 2014. Demand will continue to come from first-time home buyers, as well as move-up and down-sizing homeowners looking to take advantage of recent price gains.

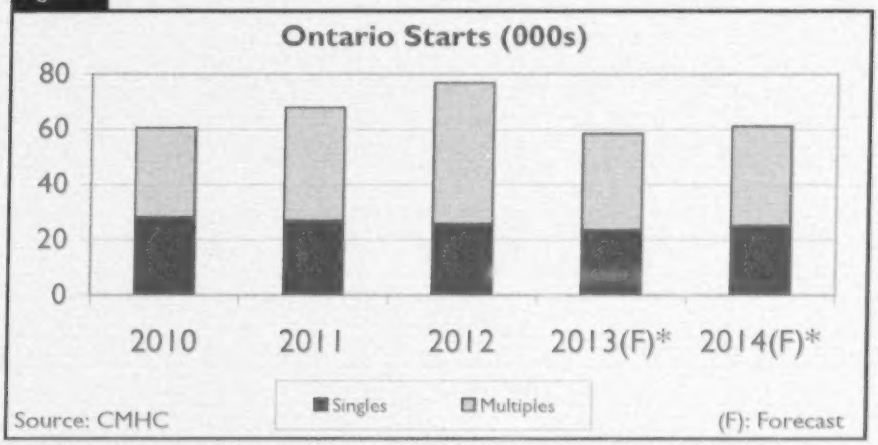
Prices: The average residential MLS® price in Manitoba is forecast to rise by 4.3 per cent in 2013 to $256,900 and a further 2.8 per cent to $264,200 in 2014. Slower sales, particularly in Winnipeg, will increase the number of homes listed on the market and will help ease sellers' market conditions. This will reduce some of the upward pressure on prices over the forecast period. While supply levels are projected to rise, they will not increase enough to take the major market of Winnipeg out of sellers' market conditions.

Ontario

Overview

Ontario housing activity will decline in 2013 before posting modest growth next year. After growing in 2012, residential construction will decline to 58,300 units this year. Modest job growth relative to the recent past, better supplied resale markets and a high level of new apartment units under construction will dampen starts activity in the immediate term. However, housing demand will regain some momentum through 2014, as improving economic and migratory conditions support housing demand in Ontario.

Figure 5



*The point estimate for provincial total housing starts is 58,300 for 2013 and 60,900 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 55,500-61,100 units for 2013 and 54,100-67,700 for 2014.

Ontario's economy will grow at a slower rate of 1.5 per cent this year. Slowing growth in consumer and provincial government expenditures will temper economic growth in 2013. However, GDP growth will regain momentum into 2014 thanks to improving business investment and export sector performance. According to consensus forecasts, the U.S. economy is expected to gain strength against other global economies by 2014. As U.S. consumer spending strengthens, Ontario will be better positioned to begin closing the growth gap against other Canadian provinces, given its deeper trading links with the U.S. Ontario employment growth will strengthen next year and will follow in the footsteps of an improving economy, with job growth in the goods-producing sector leading the way. Indeed, Ontario's employment rate for those households in traditional first-time buyer age cohorts will continue trending higher.

A relatively stronger labour market performance next year will enable Ontario's unemployment rate to move lower versus other provinces. This will lessen the out-migration to other provinces that has been a common theme over the past decade. Similarly, international migration will provide some underlying support to Ontario population growth as Ontario's share of international migration moves higher and closer to historic norms.

In Detail

Single Starts: Single-detached starts will reach 23,400 and 25,000 units in 2013 and 2014, respectively. Low inventories of unsold homes and tighter resale market conditions will allow detached construction to hold up better over the forecast horizon relative to higher density housing construction.

Multiple Starts: Multi-family home construction will slow to 34,900 units this year before rising to 35,900 units in 2014. Multi-family home construction, led by the apartment sector, has captured a growing share of new home activity in recent years. Apartment starts, however, will moderate in 2013, as apartment demand slows before stabilizing in 2014. More choice in the resale market will dampen demand for new condominiums. Furthermore, a high level of apartment units under construction is generating capacity constraints for the industry - making it difficult for new projects to commence construction. Still, apartment sales will be supported by increasing demand from aging baby boomers and more cost-conscious younger first-time buyers.

Resales: Existing home sales will moderate to 191,600 units this year before growing into 2014. After trending lower since the spring of 2012, existing home sales have troughed and are expected to gradually improve over the forecast horizon. Sales should receive a boost next year from first-time buyers returning to the market, as a result of improving employment conditions.

Prices: A balanced Ontario resale market suggests prices will grow in line with the general rate of inflation this year and next. In addition, shifting preferences from expensive to inexpensive housing will also exert downward pressure on average prices over the next few years.

Quebec

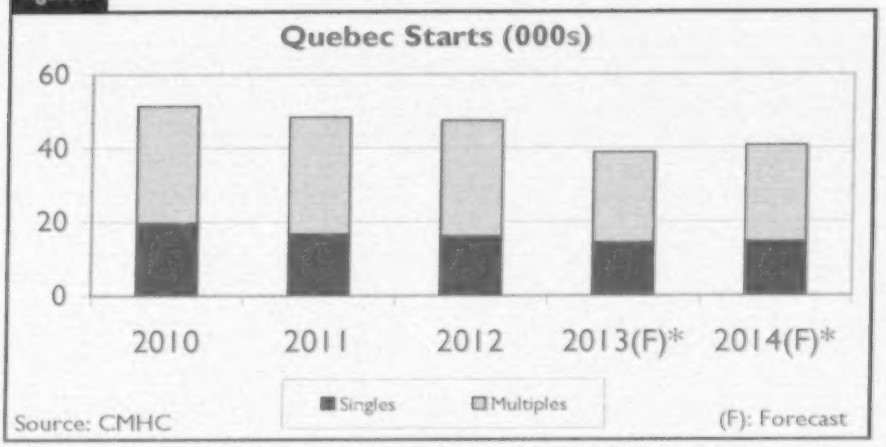
Overview

In Quebec, recent slower economic growth will reduce demand for existing and new homes this year. Moreover, easing resale markets and relatively high inventories of new dwellings will significantly lower housing starts in 2013. This being said, still favourable borrowing conditions and demographic trends will support housing demand into 2014, at which time a strengthening economy and tightening resale markets will energize both the resale and new housing markets.

On the economic front, Quebec's labour markets still feel the impacts of a slow recovery south of the border and of more favourable employment prospects in western Canada. While business investment increases solidly, firms are focusing on fixed capital rather than on hiring. Meanwhile, public and consumer spending are moderate, while export levels remain stable. GDP growth of between 1.2 and 2.1 per cent is expected during the forecast horizon.

Demographic trends will continue to support the province's housing markets in the next two years. Sustained immigration to the province will still have a positive impact on demand in the rental market, as flows are expected to remain stable over the forecast horizon. While moderating demand from younger households cools first-time buying, population aging will prompt some older households to re-enter the market in response to their evolving housing needs.

Figure 6



*The point estimate for provincial total housing starts is 38,800 for 2013 and 40,700 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 36,900-40,700 units for 2013 and 36,200-45,200 for 2014.

In Detail

Single Starts: In 2013, moderate job growth, the continued easing of the resale market and the trend toward multi-family dwelling will again reduce single starts and translate into a total of 14,200 single-detached homes started. In 2014, a tighter resale market will bring some support and result in 14,500 single starts. The trend toward the multi-family market segment is explained by its relative affordability, the changing needs of an aging population and by densification trends.

Multiple Starts: Fuelled by the popularity of condominium apartments, supply in this market segment has increased significantly. As a result of three years of sustained construction from 2010 to 2012, market conditions in this market have eased significantly. Starts of multi-family dwellings will thus decrease considerably this year. Multiple starts will decline to the 24,600 level in 2013 and rise to the 26,200 mark in 2014.

Resales: While holding steady in 2012, sales recorded by Centris®[12] have been recently declining as a result of the overall economic context discussed previously. Despite the expectation of a rebound in the second half of this year, resales are expected to come in at a lower level this year. For 2013, 72,400 such transactions are forecast. As buying conditions improve, total resales will be back in growth mode next year. In total, 76,500 Centris® sales are forecast for 2014.

Prices: Relatively lower demand for resale homes, combined with rising supply, has taken pressure off price growth in recent quarters and should continue to do so throughout this coming year. With a return to more balanced conditions, price growth in the resale market will continue to moderate in 2013. The average price recorded by Centris® will reach $271,200 in 2013 and $274,200 next year.

[12] The Centris® system contains all the listings of Quebec real estate brokers.

New Brunswick

Overview

GDP growth is expected to remain weak over the forecast period, with 0.6 per cent growth forecast for the province in 2013 and 1.0 per cent in 2014. Employment growth is also expected to remain weaker over the forecast period, in part due to reduced capital investment in both the public and private sector in 2013 and 2014.

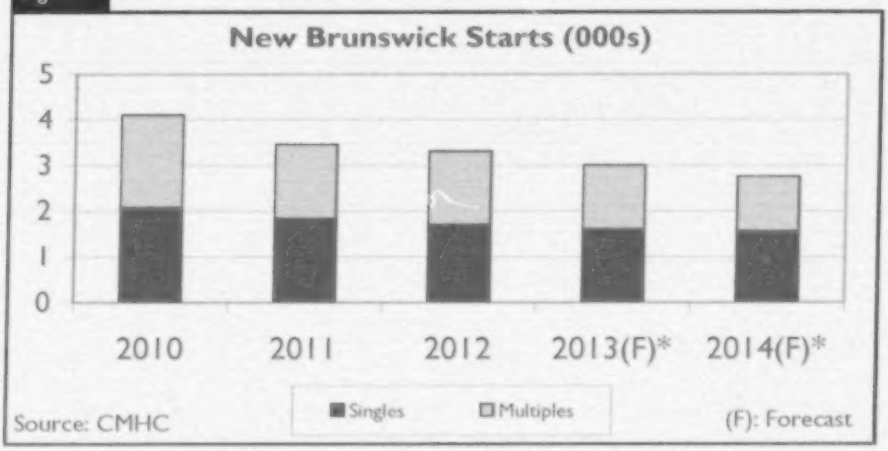
The natural resources sector, which has traditionally fuelled economic growth in the province, is expected to post mixed results in 2013. Mining activity will moderate as some iron ore reserves are depleted. This reduction will not be offset with new mining capacity until at least 2014, when the potash sector is expected to expand.

The economic prospects for the province are being held back by slower population growth and rising out-migration. Net migration is not expected to begin to show positive improvement until the second half of 2014.

In Detail

Single Starts: Single-detached starts are expected to decline for the sixth year in a row from the peak recorded in 2007. Rising out-migration in some centres, combined with weak employment conditions, will have a dampening effect on housing market activity in 2013. With no significant increase in employment anticipated in the near term, single starts are forecast to decline to 1,600 units in 2013 and to 1,550 units in 2014.

Figure 7



*The point estimate for provincial total housing starts is 3,000 for 2013 and 2,750 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 2,675-3,325 units for 2013 and 2,100-3,400 for 2014.

Multiple Starts: Although multiple starts were stable in 2012, a slowdown in construction activity is expected in both 2013 and 2014, as much higher vacancy rates have impacted the need for new apartment rental stock in the three key housing markets, Fredericton, Saint John and Moncton. As such, developers are expected to become increasingly conservative, leading to reduced apartment starts over the forecast period. As a result, multiple starts are expected to decline to 1,400 units in 2013, with a further decline to 1,200 units in 2014.

Resales: Overall market conditions will continue to benefit potential home buyers in 2013 as mortgage rates remain low. Nevertheless, with weak employment and rising out-migration, demand is not expected to increase substantially over the forecast period. Consequently, MLS® sales should decline to 6,100 units in 2013, with a further decline to 6,000 in 2014.

Prices: The inventory of available homes is expected to remain at historically high levels in New Brunswick's large urban centres in 2013. This will impact the level of price growth in 2013 and 2014. The MLS® average price is expected to rise to $163,000 in 2013 and $166,000 to in 2014.

Nova Scotia

Overview

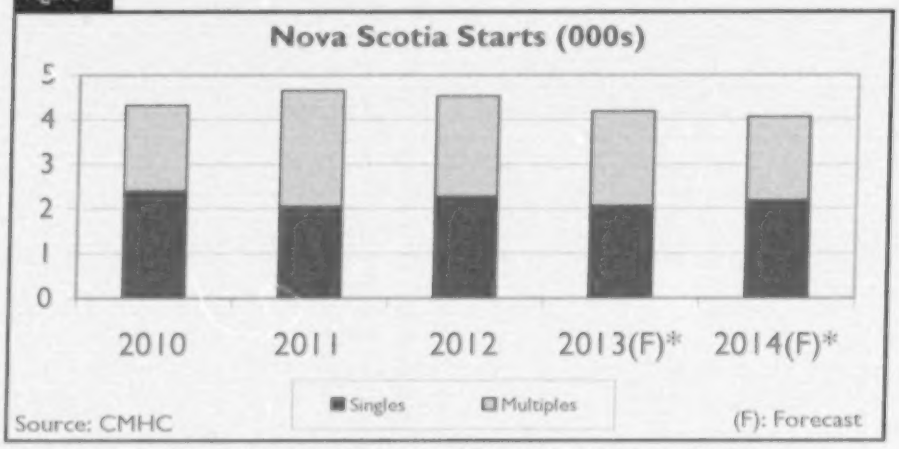
The province of Nova Scotia is expected to record economic growth of 1.0 per cent in 2013 and 1.5 per cent in 2014, as improving economic conditions will contribute to job creation and support housing demand over the forecast period. Specifically, recent employment growth in the construction sector is expected to continue as a variety of residential and commercial construction projects have begun or are on the horizon.

Population and demographic factors will continue to influence housing demand in Nova Scotia in the coming years. Changes in the provincial population are largely tied to migratory patterns, both interprovincial migration and immigration. In 2013 and 2014, expect the population of Nova Scotia to record little to no change as demand for labour in western Canada attracts workers from the rest of the country, including Nova Scotia. Furthermore, an aging population base with evolving needs will influence housing demand throughout the province.

In Detail

Single Starts: In 2013, expect modest employment growth, a flattening provincial population and shifting consumer demand to result in a slight decline in single-detached starts to 2,050 units. In 2014, expect further economic growth to stimulate demand in the new homes market resulting in 2,175 single-detached starts in the province.

Figure 8



*The point estimate for provincial total housing starts is 4,175 for 2013 and 4,050 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 3,675-4,675 units for 2013 and 3,050-5,050 for 2014.

Multiple Starts: The provincial multi-family segment of the market will continue to be fuelled by apartment-style rental unit construction, most of which will take place in Halifax. Demand for rental units is expected to be largely driven by baby boomers, many of whom are looking to downsize or move to one-floor living accommodations. Semi-detached and row units are expected to remain a popular alternative over the forecast period with 2,125 starts in 2013 and 1,875 starts in 2014.

Resales: Following a slight increase in 2012, MLS® sales will decline in 2013 to 9,900 units as provincial net migration slows and demand continues to shift toward the rental market. In 2014, expect MLS® sales to increase as improving economic conditions and job creation push sales to 10,200 units.

Prices: The average sale price of an existing home in Nova Scotia climbed 3.7 per cent in 2012 to $220,413. In 2013, price growth is expected to slow to $225,000, or 2.1 per cent, as demand in the resale market subdues. In 2014, prices will increase by 2.2 per cent, reaching $230,000.

Prince Edward Island

Overview

Prince Edward Island's economic growth is forecast at 1.0 per cent in 2013 and 1.2 per cent in 2014. Key sectors, including tourism, aerospace, agriculture and seafood processing, will support the prospects for manufacturing and exports.

Even with employment growth stronger in the first quarter of 2013 compared to last year, consumers continued to pull back with retail sales down over last year's much stronger first quarter. Population growth also continues to trend down since the peak in growth from the first quarter of 2011. The significant pullback in net migration from 2012 will continue in both 2013 and 2014. Although wage growth was reasonable in 2012, at 3.5 per cent, it turned negative to the end of the first quarter of 2013.

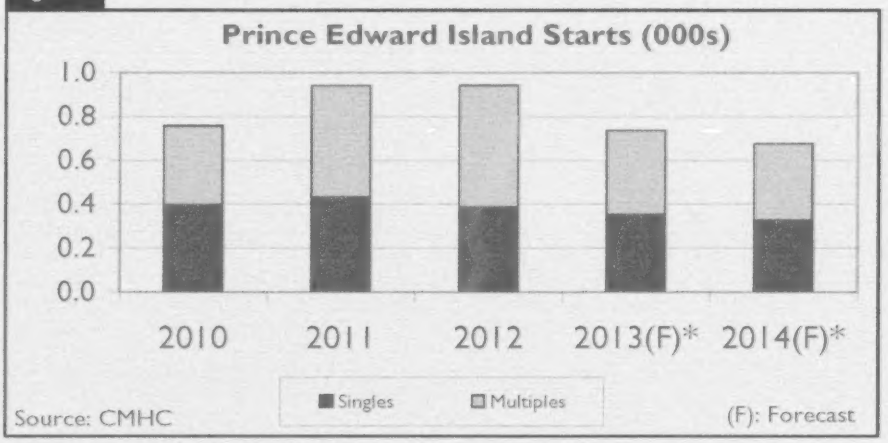
In combination, these factors will impact housing demand for both single starts and existing home sales in 2013.

In Detail

Single Starts: Consumers are concerned about possible job cuts and population growth is expected to slow. As such, demand for housing is not likely to rise over the forecast period and single starts are expected to decline to 350 units in 2013, with a further drop to 325 units in 2014.

Multiple Starts: Although multiple starts are off to a strong start in 2013, based on the first quarter data, by the end of 2013 it is expected that activity will be down year-over-year, as demand is expected to soften due to a recent trend of weaker migration and lower wage growth in the first quarter. With the level of completions expected to rise substantially by the end of 2013 and vacancy rates for apartments forecast to rise in both in 2013 and 2014, multiple starts are expected to moderate to 385 units before declining further to 350 units in 2014.

Figure 9



*The point estimate for provincial total housing starts is 735 for 2013 and 675 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 650-820 units for 2013 and 505-845 for 2014.

Resales: Although sales have seen positive growth for three years in a row, the pullback in migration will impact demand in 2013 and 2014. MLS® sales are forecast to be 1,475 units in 2013, before declining to 1,375 units in 2014.

Prices: The resulting weakness in sales activity both this year and next will also have an impact on prices as weaker demand will soften the expectations of sellers. The average MLS® sales price is expected to grow modestly, about 1.0 per cent, and reach $153,750 in 2013 and $155,250 in 2014.

Newfoundland and Labrador

Overview

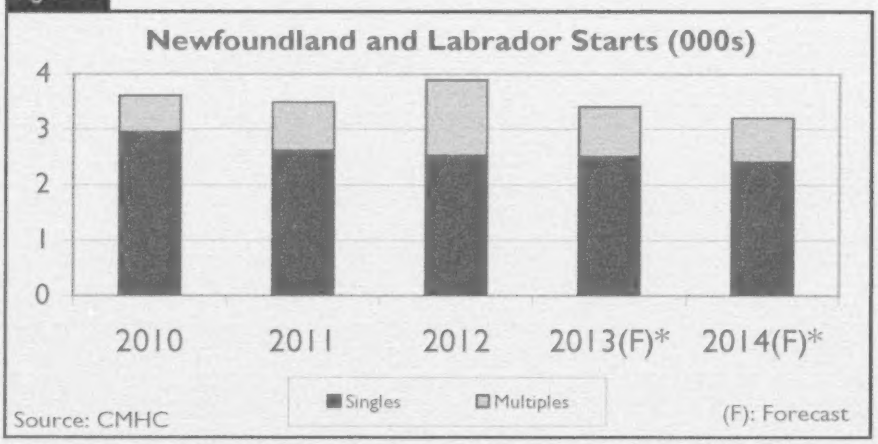
Newfoundland and Labrador will have the best economic performance in Atlantic Canada in 2013 and 2014, in terms of GDP growth. For the province, GDP growth is expected to increase by 2.5 per cent in 2013 and by 1.5 per cent in 2014. Numerous energy and exploration projects and activities have begun to ramp up and these new projects, due their size and scope, will continue to drive economic growth over the next five years.

The rebound in economic growth in 2013 is driven by increased energy, mining and related private sector spending activity as well as an improvement in oil production following the slowdown in production in 2012.

Although Newfoundland and Labrador has been the province with the strongest employment growth rate since 2010, employment growth continues to moderate into 2013, but is expected to regain momentum in 2014.

Population growth has slowed recently as interprovincial migration remains negative and international migration, although positive, has not been enough to be a strong contributor to population growth as last seen in 2009. During this period of transition, housing activity for both singles and multiples will moderate over the next two years.

Figure 10



*The point estimate for provincial total housing starts is 3,400 for 2013 and 3,200 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 3,050-3,750 units for 2013 and 2,500-3,900 for 2014.

In Detail

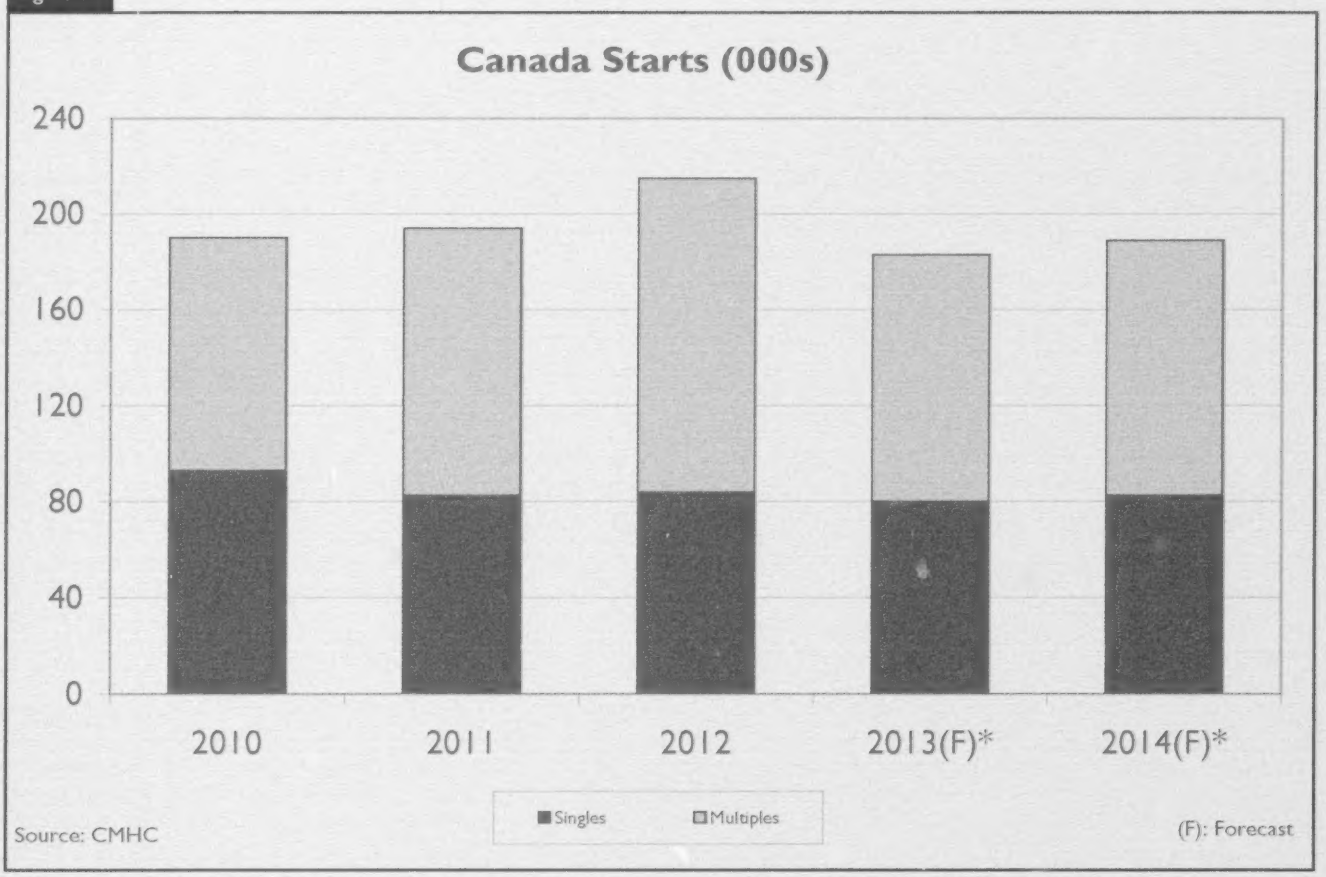
Single Starts: Growth in population, income and employment, paired with historically low mortgage rates, will support housing demand in 2013 and 2014. As a result, the provincial single-detached housing market will remain healthy, with 2,500 single starts expected in 2013 and a moderate pullback to 2,400 single starts in 2014.

Multiple Starts: Multiple-unit construction is expected to reach 900 units in 2013 and 800 units in 2014. Multiple-unit construction will be supported by basement apartments, but a slowdown in condominium construction is expected over the forecast period. Going forward, smaller households and an aging population will continue to drive demand for rental apartments in the St. John's area.

Resales: Although wage growth remains strong in Newfoundland and Labrador, with prices increasing substantially over several years, there is an expectation that there will be fewer buyers in both 2013 and 2014, as jobs related to new economic projects will not begin to ramp-up until after 2014. MLS® sales in 2013 are expected to register 4,200 before moderating to 4,100 sales in 2014.

Prices: After several years of significant price growth, average MLS® house prices began to moderate in 2011 and 2012. As inventory levels remain elevated and migration and housing demand are not expected to grow substantially until after 2014, price growth is expected to continue to slow over the current forecast period. Average MLS® house prices are expected to be $278,500 in 2013 and $285,000 in 2014.

Figure 11



*The point estimate for total housing starts is 182,900 for 2013 and 188,900 for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 173,300-192,500 units for 2013 and 166,500-211,300 for 2014.

Table 1: Total Housing Starts
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2(F)	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**3,606**	**3,488**	**3,885**	**3,400**	**3,200**	**2,710**	**3,700**	**3,700**	**3,500**	**3,200**	**3,400**	**3,200**	**3,000**
%	18.0	-3.3	11.4	-12.5	-5.9	-25.2	36.5	0.0	-5.4	-8.6	6.3	-5.9	-6.3
PEI	**756**	**940**	**941**	**735**	**675**	**894**	**725**	**700**	**625**	**670**	**680**	**680**	**670**
%	-13.8	24.3	0.1	-21.9	-8.2	-6.7	-18.9	-3.4	-10.7	7.2	1.5	0.0	-1.5
NS	**4,309**	**4,644**	**4,522**	**4,175**	**4,050**	**4,657**	**4,250**	**4,025**	**3,775**	**3,750**	**4,100**	**4,250**	**4,100**
%	25.3	7.8	-2.6	-7.7	-3.0	-10.1	-8.7	-5.3	-6.2	-0.7	9.3	3.7	-3.5
NB	**4,101**	**3,452**	**3,299**	**3,000**	**2,750**	**3,604**	**2,900**	**2,850**	**2,675**	**2,600**	**2,900**	**2,950**	**2,550**
%	16.5	-15.8	-4.4	-9.1	-8.3	22.3	-19.5	-1.7	-6.1	-2.8	11.5	1.7	-13.6
QUE	**51,363**	**48,387**	**47,367**	**38,800**	**40,700**	**35,409**	**39,250**	**40,000**	**40,500**	**40,600**	**40,700**	**40,800**	**40,800**
%	18.3	-5.8	-2.1	-18.1	4.9	-21.5	10.8	1.9	1.3	0.2	0.2	0.2	0.0
ONT	**60,433**	**67,821**	**76,742**	**58,300**	**60,900**	**56,391**	**59,350**	**58,900**	**58,400**	**59,280**	**60,500**	**61,520**	**62,300**
%	20.0	12.2	13.2	-24.0	4.5	-18.6	5.2	-0.8	-0.8	1.5	2.1	1.7	1.3
MAN	**5,888**	**6,083**	**7,242**	**6,900**	**7,000**	**6,808**	**6,800**	**7,000**	**7,100**	**7,100**	**6,800**	**6,900**	**7,000**
%	41.1	3.3	19.1	-4.7	1.4	6.1	-0.1	2.9	1.4	0.0	-4.2	1.5	1.4
SASK	**5,907**	**7,031**	**9,968**	**7,800**	**8,000**	**6,569**	**8,200**	**8,100**	**8,500**	**8,000**	**8,100**	**8,100**	**7,800**
%	52.8	19.0	41.8	-21.7	2.6	-40.6	24.8	-1.2	4.9	-5.9	1.3	0.0	-3.7
ALTA	**27,088**	**25,704**	**33,396**	**32,700**	**33,100**	**33,938**	**32,300**	**32,500**	**32,000**	**33,500**	**33,300**	**32,700**	**32,900**
%	33.5	-5.1	29.9	-2.1	1.2	-1.6	-4.8	0.6	-1.5	4.7	-0.6	-1.8	0.6
BC	**26,479**	**26,400**	**27,465**	**27,100**	**28,500**	**24,211**	**26,900**	**28,400**	**28,775**	**28,800**	**29,070**	**28,400**	**27,630**
%	64.7	-0.3	4.0	-1.3	5.2	-1.1	11.1	5.6	1.3	0.1	0.9	-2.3	-2.7
CAN*	**189,930**	**193,950**	**214,827**	**182,900**	**188,900**	**175,200**	**184,400**	**186,200**	**185,800**	**187,500**	**189,600**	**189,500**	**188,800**
%	27.4	2.1	10.8	-14.9	3.3	-13.9	5.2	1.0	-0.2	0.9	1.1	0.0	-0.4

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national total housing starts is 182,900 units for 2013 and 188,900 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 173,300-192,500 units for 2013 and 166,500-211,300 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 2: Single-Detached Housing Starts
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2(F)	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**2,941**	**2,612**	**2,523**	**2,500**	**2,400**	**2,308**	**2,600**	**2,600**	**2,500**	**2,400**	**2,500**	**2,400**	**2,300**
%	12.9	-11.2	-3.4	-0.9	-4.0	-6.4	12.7	0.0	-3.8	-4.0	4.2	-4.0	-4.2
PEI	**396**	**431**	**387**	**350**	**325**	**288**	**375**	**375**	**350**	**320**	**330**	**330**	**320**
%	-7.9	8.8	-10.2	-9.6	-7.1	-22.4	30.2	0.0	-6.7	-8.6	3.1	0.0	-3.0
NS	**2,392**	**2,045**	**2,258**	**2,050**	**2,175**	**1,627**	**2,250**	**2,225**	**2,100**	**2,100**	**2,300**	**2,200**	**2,100**
%	9.1	-14.5	10.4	-9.2	6.1	-28.5	38.3	-1.1	-5.6	0.0	9.5	-4.3	-4.5
NB	**2,068**	**1,823**	**1,697**	**1,600**	**1,550**	**1,334**	**1,650**	**1,750**	**1,675**	**1,500**	**1,600**	**1,650**	**1,450**
%	-4.0	-11.8	-6.9	-5.7	-3.1	-5.1	23.7	6.1	-4.3	-10.4	6.7	3.1	-12.1
QUE	**19,549**	**16,554**	**16,059**	**14,200**	**14,500**	**13,159**	**14,250**	**14,500**	**14,750**	**14,600**	**14,500**	**14,500**	**14,400**
%	11.5	-15.3	-3.0	-11.6	2.1	-13.5	8.3	1.8	1.7	-1.0	-0.7	0.0	-0.7
ONT	**28,089**	**26,884**	**25,567**	**23,400**	**25,000**	**22,913**	**22,100**	**23,500**	**25,000**	**26,280**	**26,000**	**24,420**	**23,300**
%	24.1	-4.3	-4.9	-8.5	6.8	-7.6	-3.5	6.3	6.4	5.1	-1.1	-6.1	-4.6
MAN	**3,976**	**3,831**	**4,169**	**4,000**	**4,100**	**3,840**	**4,000**	**4,100**	**4,100**	**4,200**	**4,000**	**4,100**	**4,100**
%	30.7	-3.6	8.8	-4.1	2.5	-7.4	4.2	2.5	0.0	2.4	-4.8	2.5	0.0
SASK	**3,830**	**4,152**	**5,171**	**4,400**	**4,500**	**3,933**	**4,600**	**4,400**	**4,700**	**4,500**	**4,600**	**4,500**	**4,400**
%	35.4	8.4	24.5	-14.9	2.3	-19.3	17.0	-4.3	6.8	-4.3	2.2	-2.2	-2.2
ALTA	**17,851**	**15,193**	**17,493**	**18,200**	**18,300**	**19,375**	**18,000**	**17,900**	**17,500**	**18,100**	**18,300**	**18,300**	**18,500**
%	24.4	-14.9	15.1	4.0	0.5	9.7	-7.1	-0.6	-2.2	3.4	1.1	0.0	1.1
BC	**11,462**	**8,867**	**8,333**	**9,200**	**9,600**	**8,348**	**9,200**	**9,500**	**9,575**	**9,500**	**9,570**	**9,600**	**9,630**
%	45.2	-22.6	-6.0	10.4	4.3	3.2	10.2	3.3	0.8	-0.8	0.7	0.3	0.3
CAN*	**92,554**	**82,392**	**83,657**	**79,800**	**82,400**	**77,100**	**79,000**	**80,900**	**82,200**	**83,500**	**83,700**	**82,000**	**80,500**
%	22.3	-11.0	1.5	-4.7	3.3	-5.1	2.5	2.3	1.7	1.5	0.2	-2.0	-1.8

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes territories. The point estimate for the forecast of national single-detached housing starts is 79,800 units for 2013 and 82,400 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 75,100-84,500 units for 2013 and 71,800-93,000 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 3: Multiple Housing Starts
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2(F)	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**665**	**876**	**1,362**	**900**	**800**	**402**	**1,100**	**1,100**	**1,000**	**800**	**900**	**800**	**700**
%	47.5	31.7	55.5	-34.0	-11.1	-65.2	173.6	0.0	-9.1	-20.0	12.5	-11.1	-12.5
PEI	**360**	**509**	**554**	**385**	**350**	**606**	**350**	**325**	**275**	**350**	**350**	**350**	**350**
%	-19.5	41.4	8.8	-30.5	-9.1	3.2	-42.2	-7.1	-15.4	27.3	0.0	0.0	0.0
NS	**1,917**	**2,599**	**2,264**	**2,125**	**1,875**	**3,030**	**2,000**	**1,800**	**1,675**	**1,650**	**1,800**	**2,050**	**2,000**
%	54.0	35.6	-12.9	-6.1	-11.8	4.3	-34.0	-10.0	-6.9	-1.5	9.1	13.9	-2.4
NB	**2,033**	**1,629**	**1,602**	**1,400**	**1,200**	**2,270**	**1,250**	**1,100**	**1,000**	**1,100**	**1,300**	**1,300**	**1,100**
%	48.7	-19.9	-1.7	-12.6	-14.3	47.2	-44.9	-12.0	-9.1	10.0	18.2	0.0	-15.4
QUE	**31,814**	**31,833**	**31,308**	**24,600**	**26,200**	**22,250**	**25,000**	**25,500**	**25,750**	**26,000**	**26,200**	**26,300**	**26,400**
%	23.0	0.1	-1.6	-21.4	6.5	-25.5	12.4	2.0	1.0	1.0	0.8	0.4	0.4
ONT	**32,344**	**40,937**	**51,175**	**34,900**	**35,900**	**33,478**	**37,250**	**35,400**	**33,400**	**33,000**	**34,500**	**37,100**	**39,000**
%	16.6	26.6	25.0	-31.8	2.9	-24.8	11.3	-5.0	-5.6	-1.2	4.5	7.5	5.1
MAN	**1,912**	**2,252**	**3,073**	**2,900**	**2,900**	**2,968**	**2,800**	**2,900**	**3,000**	**2,900**	**2,800**	**2,800**	**2,900**
%	68.9	17.8	36.5	-5.6	0.0	30.6	-5.7	3.6	3.4	-3.3	-3.4	0.0	3.6
SASK	**2,077**	**2,879**	**4,797**	**3,400**	**3,500**	**2,636**	**3,600**	**3,700**	**3,800**	**3,500**	**3,500**	**3,600**	**3,400**
%	100.3	38.6	66.6	-29.1	2.9	-57.4	36.6	2.8	2.7	-7.9	0.0	2.9	-5.6
ALTA	**9,237**	**10,511**	**15,903**	**14,500**	**14,800**	**14,563**	**14,300**	**14,600**	**14,500**	**15,400**	**15,000**	**14,400**	**14,400**
%	55.1	13.8	51.3	-8.8	2.1	-13.5	-1.8	2.1	-0.7	6.2	-2.6	-4.0	0.0
BC	**15,017**	**17,533**	**19,132**	**17,900**	**18,900**	**15,863**	**17,700**	**18,900**	**19,200**	**19,300**	**19,500**	**18,800**	**18,000**
%	83.5	16.8	9.1	-6.4	5.6	-3.2	11.6	6.8	1.6	0.5	1.0	-3.6	-4.3
CAN*	**97,376**	**111,558**	**131,170**	**103,100**	**106,500**	**98,100**	**105,400**	**105,300**	**103,600**	**104,000**	**105,800**	**107,500**	**108,300**
%	32.6	14.6	17.6	-21.4	3.3	-19.8	7.4	0.0	-1.6	0.4	1.8	1.6	0.7

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national multiple starts is 103,100 units for 2013 and 106,500 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 98,200-108,000 units for 2013 and 94,700-118,300 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 4: Multiple Housing Starts by Type (Units)						
		2010	2011	2012	2013(F)	2014(F)
NFLD	Semi-Detached	126	87	88	90	75
	Row	149	135	121	110	100
	Apartment	390	654	1,153	700	625
	Total	665	876	1,362	900	800
PEI	Semi-Detached	69	70	94	85	80
	Row	50	47	127	50	45
	Apartment	241	392	333	250	225
	Total	360	509	554	385	350
NS	Semi-Detached	373	418	420	350	375
	Row	200	241	218	200	225
	Apartment	1,344	1,940	1,626	1,575	1,275
	Total	1,917	2,599	2,264	2,125	1,875
NB	Semi-Detached	475	472	426	420	390
	Row	221	211	162	130	130
	Apartment	1,337	946	1,014	850	680
	Total	2,033	1,629	1,602	1,400	1,200
QUE	Semi-Detached	4,359	4,002	3,866	3,100	3,200
	Row	2,029	1,855	1,904	1,500	1,600
	Apartment	25,426	25,976	25,538	20,000	21,400
	Total	31,814	31,833	31,308	24,600	26,200
ONT	Semi-Detached	3,006	3,142	3,397	2,800	3,000
	Row	10,255	9,288	10,577	7,500	10,500
	Apartment	19,083	28,507	37,201	24,600	22,400
	Total	32,344	40,937	51,175	34,900	35,900
MAN	Semi-Detached	181	243	346	225	225
	Row	387	672	538	339	340
	Apartment	1,344	1,337	2,189	2,336	2,335
	Total	1,912	2,252	3,073	2,900	2,900
SASK	Semi-Detached	226	243	684	422	434
	Row	485	878	813	576	593
	Apartment	1,366	1,758	3,300	2,402	2,473
	Total	2,077	2,879	4,797	3,400	3,500
ALTA	Semi-Detached	2,737	2,811	3,886	4,178	4,265
	Row	2,596	2,473	3,315	3,518	3,591
	Apartment	3,904	5,227	8,702	6,804	6,944
	Total	9,237	10,511	15,903	14,500	14,800
BC	Semi-Detached	1,454	1,082	1,078	1,200	1,500
	Row	3,485	3,647	3,201	3,300	3,600
	Apartment	10,078	12,804	14,853	13,400	13,800
	Total	15,017	17,533	19,132	17,900	18,900
CAN*	Semi-Detached	13,006	12,570	14,285	12,935	13,569
	Row	19,857	19,447	20,976	17,223	20,724
	Apartment	64,513	79,541	95,909	72,917	72,157
	Total	97,376	111,558	131,170	103,075	106,450

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2(F)	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**4,236**	**4,480**	**4,650**	**4,200**	**4,100**	**4,484**	**4,200**	**4,100**	**4,000**	**4,000**	**4,200**	**4,200**	**4,000**
%	-4.1	5.8	3.8	-9.7	-2.4	3.0	-6.3	-2.4	-2.4	0.0	5.0	0.0	-4.8
PEI	**1,487**	**1,521**	**1,614**	**1,475**	**1,375**	**1,656**	**1,450**	**1,400**	**1,400**	**1,300**	**1,400**	**1,500**	**1,300**
%	5.9	2.3	6.1	-8.6	-6.7	22.5	-12.4	-3.4	0.0	-7.1	7.7	7.1	-13.3
NS	**10,036**	**10,312**	**10,437**	**9,900**	**10,200**	**9,032**	**10,550**	**10,000**	**10,000**	**10,000**	**10,400**	**10,400**	**10,000**
%	0.1	2.8	1.2	-5.1	3.0	-4.5	16.8	-5.2	0.0	0.0	4.0	0.0	-3.8
NB	**6,702**	**6,599**	**6,403**	**6,100**	**6,000**	**6,140**	**6,150**	**6,100**	**6,000**	**5,800**	**6,000**	**6,200**	**6,000**
%	-4.3	-1.5	-3.0	-4.7	-1.6	-0.1	0.2	-0.8	-1.6	-3.3	3.4	3.3	-3.2
QUE	**80,027**	**77,170**	**77,391**	**72,400**	**76,500**	**70,660**	**71,000**	**73,500**	**74,500**	**75,000**	**76,000**	**77,000**	**78,000**
%	1.2	-3.6	0.3	-6.4	5.7	-2.8	0.5	3.5	1.4	0.7	1.3	1.3	1.3
ONT	**196,662**	**201,761**	**197,620**	**191,600**	**202,800**	**187,068**	**188,200**	**192,000**	**199,000**	**203,500**	**205,500**	**202,000**	**200,000**
%	-0.2	2.6	-2.1	-3.0	5.8	0.4	0.6	2.0	3.6	2.3	1.0	-1.7	-1.0
MAN	**13,164**	**13,944**	**14,008**	**13,600**	**13,800**	**13,080**	**13,700**	**13,800**	**13,800**	**13,700**	**13,900**	**13,800**	**13,800**
%	0.6	5.9	0.5	-2.9	1.5	-5.8	4.7	0.7	0.0	-0.7	1.5	-0.7	0.0
SASK	**10,872**	**13,131**	**13,950**	**13,200**	**13,500**	**12,248**	**13,500**	**13,600**	**13,400**	**13,400**	**13,600**	**13,600**	**13,500**
%	-2.0	20.8	6.2	-5.4	2.3	-5.5	10.2	0.7	-1.5	0.0	1.5	0.0	-0.7
ALTA	**49,723**	**53,756**	**60,369**	**61,600**	**63,300**	**61,016**	**61,300**	**61,900**	**62,300**	**62,400**	**63,700**	**63,600**	**63,600**
%	-13.6	8.1	12.3	2.0	2.8	3.6	0.5	1.0	0.6	0.2	2.1	-0.2	0.0
BC	**74,640**	**76,721**	**67,637**	**69,300**	**77,000**	**61,528**	**67,000**	**72,500**	**76,000**	**77,000**	**78,000**	**76,900**	**76,000**
%	-12.2	2.8	-11.8	2.5	11.1	-1.2	8.9	8.2	4.8	1.3	1.3	-1.4	-1.2
CAN*	**447,549**	**459,395**	**453,372**	**443,400**	**468,600**	**427,400**	**437,100**	**448,900**	**460,400**	**466,100**	**472,700**	**469,200**	**466,200**
%	-3.9	2.6	-1.3	-2.2	5.7	-0.3	2.3	2.7	2.6	1.2	1.4	-0.7	-0.6

SOURCE: The Canadian Real Estate Association (CREA), QFREB by Centris®, FCIQ par Centris®.

(F) Forecast by CMHC.

* Canadian total does not include the territories. The point estimate for the forecast of national residential resales is 443,400 units for 2013 and 468,600 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 412,000-474,800 units for 2013 and 435,800-501,400 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 6: Average Residential Resale Price
($** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2(F)	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	235,341	251,581	268,776	278,500	285,000	285,737	278,000	275,950	275,000	280,000	290,000	285,000	284,750
%	14.0	6.9	6.8	3.6	2.3	1.2	-2.7	-0.7	-0.3	1.8	3.6	-1.7	-0.1
PEI	147,196	149,618	152,250	153,750	155,250	145,493	155,000	160,000	158,200	152,500	155,000	157,500	155,700
%	0.8	1.6	1.8	1.0	1.0	-6.4	6.5	3.2	-1.1	-3.6	1.6	1.6	-1.1
NS	206,186	212,512	220,413	225,000	230,000	220,184	225,000	227,200	227,000	225,000	232,800	232,000	230,000
%	4.8	3.1	3.7	2.1	2.2	0.2	2.2	1.0	-0.1	-0.9	3.5	-0.3	-0.9
NB	157,240	160,545	161,116	163,000	166,000	159,707	163,650	165,000	164,000	160,000	165,665	170,000	168,000
%	1.5	2.1	0.4	1.2	1.8	-1.3	2.5	0.8	-0.6	-2.4	3.5	2.6	-1.2
QUE	241,455	261,445	266,442	271,200	274,200	275,843	272,000	268,000	269,000	272,000	273,000	275,000	276,500
%	7.1	8.3	1.9	1.8	1.1	0.6	-1.4	-1.5	0.4	1.1	0.4	0.7	0.5
ONT	341,425	365,018	384,455	389,100	395,300	390,706	387,000	388,500	390,500	393,000	395,000	396,500	397,000
%	7.5	6.9	5.3	1.2	1.6	2.2	-0.9	0.4	0.5	0.6	0.5	0.4	0.1
MAN	222,132	234,604	246,318	256,900	264,200	255,536	256,500	257,000	258,900	261,300	263,600	265,500	266,500
%	10.3	5.6	5.0	4.3	2.8	-0.9	0.4	0.2	0.7	0.9	0.9	0.7	0.4
SASK	242,258	259,461	274,268	283,200	289,300	284,437	282,300	282,800	284,300	287,300	288,300	289,300	290,300
%	4.0	7.1	5.7	3.3	2.2	0.1	-0.8	0.2	0.5	1.1	0.3	0.3	0.3
ALTA	352,301	353,394	363,208	374,000	381,900	376,117	372,300	373,000	373,900	377,000	380,600	383,400	386,000
%	3.1	0.3	2.8	3.0	2.1	1.4	-1.0	0.2	0.2	0.8	1.0	0.7	0.7
BC	505,178	561,304	514,836	511,200	520,700	513,930	508,000	510,000	514,000	517,000	520,000	522,000	524,500
%	8.5	11.1	-8.3	-0.7	1.9	2.1	-1.2	0.4	0.8	0.6	0.6	0.4	0.5
CAN*	338,710	363,885	363,740	369,700	377,300	368,700	367,600	369,700	372,800	375,100	377,400	378,200	378,700
%	5.8	7.4	0.0	1.6	2.1	2.0	-0.3	0.6	0.8	0.7	0.6	0.2	0.1

SOURCE: The Canadian Real Estate Association (CREA), QFREB by Centris®, FCIQ par Centris®.

(F) Forecast by CMHC.

* Canadian average does not include the territories. The point estimate for the forecast of national residential resales is $369,700 for 2013 and $377,300 for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from $359,400-$380,000 for 2013 and $362,400-$392,200 for 2014.

** Quarterly averages are seasonally adjusted.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 7: Employment
(annual percentage change)

	2008	2009	2010	2011	2012	2013(F)	2014(F)
NFLD	1.0	-2.9	3.3	2.7	2.3	2.2	2.5
PEI	1.2	-1.3	2.9	2.0	1.1	2.0	1.2
NS	0.9	-0.1	0.2	0.1	0.6	0.5	1.2
NB	0.6	0.1	-0.9	-1.2	-0.2	0.4	0.8
QUE	1.2	-0.8	1.7	1.0	0.8	1.4	1.0
ONT	1.6	-2.5	1.7	1.8	0.8	1.5	1.7
MAN	1.7	0.0	1.9	0.8	0.9	1.2	1.2
SASK	1.7	1.3	0.9	0.3	2.1	2.6	1.6
ALTA	3.1	-1.4	-0.4	3.8	2.7	1.8	1.8
BC	2.0	-2.1	1.7	0.8	1.7	0.5	1.5
CAN*	1.7	-1.6	1.4	1.6	1.2	1.3	1.3

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the April 2013 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national employment growth is 1.3 per cent for 2013 and 1.3 per cent for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 0.9 per cent to 1.7 per cent for 2013 and 0.7 per cent to 1.9 per cent for 2014.

Table 8: Unemployment Rate
(per cent)

	2008	2009	2010	2011	2012	2013(F)	2014(F)
NFLD	13.2	15.5	14.4	12.7	12.5	12.1	11.7
PEI	10.8	12.1	11.2	11.3	11.3	10.8	10.8
NS	7.7	9.2	9.3	8.8	9.0	9.0	8.8
NB	8.5	8.8	9.3	9.5	10.2	10.2	10.0
QUE	7.2	8.5	8.0	7.8	7.8	7.7	7.6
ONT	6.5	9.0	8.7	7.8	7.8	7.5	7.2
MAN	4.2	5.2	5.4	5.4	5.3	5.2	5.2
SASK	4.1	4.8	5.2	5.0	4.7	4.2	4.3
ALTA	3.6	6.6	6.5	5.5	4.6	4.6	4.6
BC	4.6	7.7	7.6	7.5	6.7	6.7	7.0
CAN*	6.1	8.3	8.0	7.4	7.2	7.1	7.0

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the April 2013 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national unemployment is 7.1 per cent for 2013 and 7. per cent for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 6.8 per cent to 7.4 per cent for 2013 and 6.6 per cent to 7.4 per cent for 2014.

Table 9: Gross Domestic Product
(annual percentage change)

	2008	2009	2010	2011	2012 (E)	2013(F)	2014(F)
NFLD	-1.0	-10.3	6.3	3.0	-0.5	2.5	1.5
PEI	0.9	0.3	2.6	1.6	1.2	1.0	1.2
NS	2.5	-0.3	1.9	0.5	0.8	1.0	1.5
NB	0.9	-0.6	3.1	0.0	0.8	0.6	1.0
QUE	1.4	-0.5	2.5	1.9	1.0	1.2	2.1
ONT	-0.2	-3.5	3.2	1.8	2.0	1.5	2.6
MAN	4.0	-0.4	2.5	2.0	1.8	1.9	2.0
SASK	5.4	-4.0	4.4	4.9	3.1	2.4	2.8
ALTA	1.6	-4.4	4.0	5.1	3.0	2.2	2.8
BC	1.1	-2.5	3.2	2.8	2.4	1.9	2.5
CAN*	1.1	-2.8	3.2	2.6	2.0	1.6	2.4

Source: Statistics Canada, (F) Forecast by CMHC, (E) Estimate based on partial annual data by CMHC.

National forecast reflects the April 2013 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national GDP growth is 1.6 per cent for 2013 and 2.4 per cent for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 1.1 per cent to 2.1 per cent for 2013 and 1.8 per cent to 3.0 per cent for 2014.

Table 10: Total Net Migration *
(number of persons)

	2008	2009	2010	2011	2012(E)	2013(F)	2014(F)
NFLD	383	3,088	603	896	70	750	1,000
PEI	1,222	1,650	2,531	1,169	3	50	0
NS	1,683	3,440	3,446	754	-1,737	-250	500
NB	1,128	1,881	2,381	670	-1,569	-500	-50
QUE	36,795	48,714	45,284	43,460	44,977	44,900	45,250
ONT	87,703	93,974	109,647	97,281	77,511	87,800	95,500
MAN	6,345	9,862	11,055	9,931	9,116	8,700	8,500
SASK	9,499	9,989	8,995	11,742	16,018	12,200	12,500
ALTA	57,452	30,891	19,635	42,673	85,978	59,600	58,400
BC	64,943	60,061	43,405	35,248	27,328	36,700	41,300
CAN**	267,153	263,550	246,982	243,824	257,695	250,000	262,900

Source: Statistics Canada, (F) Forecast by CMHC, (E) Estimate based on partial annual data by CMHC.

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes territories.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Victoria	2012	1,700	552	-1.0	5,460	484,164	2.7	1,059
	2013(F)	1,700	600	-1.0	5,500	480,000	2.3	1,061
	2014(F)	1,800	720	1.4	5,800	490,000	2.0	1,066
Vancouver*	2012	19,027	3,381	-0.5	25,445	730,036	1.8	1,261
	2013(F)	18,200	3,950	-0.2	25,500	718,000	1.5	1,300
	2014(F)	18,700	3,800	2.1	28,500	745,000	1.2	1,330
Abbotsford-Mission	2012	371	198	n.a.	2,332	339,488	4.2	818
	2013(F)	500	225	n.a.	2,200	335,000	3.9	825
	2014(F)	535	235	n.a.	2,300	340,000	3.6	835
Kelowna	2012	836	544	n.a.	3,516	400,027	4.0	927
	2013(F)	1,000	600	n.a.	3,600	402,000	3.5	935
	2014(F)	1,100	650	n.a.	4,000	408,000	3.0	942
Edmonton	2012	12,837	5,658	0.9	17,641	334,319	1.7	1,071
	2013(F)	12,300	5,800	1.5	18,400	342,000	1.9	1,110
	2014(F)	11,800	5,900	2.0	18,800	351,000	2.1	1,150
Calgary	2012	12,841	5,961	1.7	26,634	412,315	1.3	1,150
	2013(F)	11,700	6,200	3.8	27,000	429,000	1.4	1,200
	2014(F)	12,100	6,300	2.9	27,700	439,000	1.5	1,240
Saskatoon	2012	3,753	2,025	2.3	5,462	315,834	2.6	1,002
	2013(F)	2,950	1,700	1.7	5,200	325,000	2.7	1,025
	2014(F)	3,050	1,750	1.5	5,300	333,000	2.7	1,050
Regina	2012	3,093	1,289	4.4	3,952	301,145	1.0	979
	2013(F)	2,400	1,100	3.1	3,600	312,000	1.2	1,020
	2014(F)	2,450	1,125	3.0	3,700	320,000	1.3	1,050
Winnipeg	2012	4,065	2,129	4.2	12,094	255,059	1.7	911
	2013(F)	4,250	2,200	4.0	11,800	266,000	1.9	940
	2014(F)	4,250	2,250	3.8	12,000	274,300	2.1	970
Thunder Bay	2012	380	227	1.4	1,366	194,123	1.1	818
	2013(F)	370	230	1.5	1,300	206,500	0.9	842
	2014(F)	400	240	1.6	1,330	215,000	0.7	875
Greater Sudbury / Grand Sudbury	2012	536	294	1.3	2,478	240,312	2.7	915
	2013(F)	369	200	1.3	2,303	251,000	2.5	930
	2014(F)	445	250	1.5	2,424	260,000	2.4	940
Windsor	2012	717	536	2.0	5,082	172,047	7.3	778
	2013(F)	670	500	1.5	5,200	178,000	6.1	795
	2014(F)	775	575	2.0	5,300	180,000	4.2	820

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
London	2012	2,240	1,234	1.3	8,272	241,160	3.9	919
	2013(F)	1,950	1,170	1.5	8,025	243,900	3.5	930
	2014(F)	2,060	1,245	1.7	8,165	246,800	3.2	947
Kitchener-Cambridge-Waterloo	2012	2,900	871	2.9	6,314	312,419	2.6	908
	2013(F)	2,265	800	2.0	6,250	318,000	2.8	930
	2014(F)	2,440	850	2.0	6,400	324,000	2.8	955
St. Catharines-Niagara*	2012	1,137	678	1.8	5,554	232,050	4.0	862
	2013(F)	1,080	700	1.0	5,200	233,000	3.2	872
	2014(F)	1,100	690	1.0	5,420	237,200	3.2	890
Hamilton	2012	2,969	1,389	1.5	13,035	360,059	3.5	886
	2013(F)	2,650	1,200	1.3	12,600	369,600	3.2	900
	2014(F)	2,800	1,300	1.4	13,000	377,000	3.0	920
Toronto	2012	48,105	10,699	5.1	88,157	498,973	1.7	1,183
	2013(F)	33,400	8,800	2.4	84,500	505,900	1.5	1,215
	2014(F)	34,800	10,100	2.0	89,500	514,000	1.7	1,238
Barrie	2012	782	474	n.a.	4,574	298,000	2.0	1,037
	2013(F)	825	500	n.a.	4,300	312,000	2.3	1,060
	2014(F)	874	530	n.a.	4,450	316,000	2.5	1,070
Peterborough	2012	343	197	n.a.	2,553	264,946	2.7	904
	2013(F)	300	170	n.a.	2,545	267,500	3.0	915
	2014(F)	320	190	n.a.	2,560	272,500	3.2	930
Brantford	2012	402	286	n.a.	1,983	245,436	3.5	838
	2013(F)	300	240	n.a.	1,980	253,000	3.2	850
	2014(F)	340	260	n.a.	1,995	258,000	3.0	870
Guelph	2012	731	275	n.a.	2,929	325,553	1.4	941
	2013(F)	755	255	n.a.	2,875	330,000	1.5	965
	2014(F)	805	275	n.a.	2,950	335,000	1.6	990
Oshawa**	2012	1,798	1,160	n.a.	10,280	333,202	2.1	939
	2013(F)	1,425	1,020	n.a.	9,500	344,000	2.0	953
	2014(F)	1,510	1,100	n.a.	9,880	350,000	2.2	965
Kingston	2012	896	449	n.a.	3,321	270,275	1.7	1,005
	2013(F)	645	390	n.a.	3,130	273,500	1.9	1,035
	2014(F)	765	425	n.a.	3,225	277,800	1.6	1,050

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

**MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Ottawa*	2012	6,026	1,592	2.6	14,497	352,610	2.5	1,115
	2013(F)	5,000	1,485	1.7	14,100	354,500	2.9	1,145
	2014(F)	5,025	1,500	2.0	14,350	358,750	2.7	1,180
Gatineau*	2012	2,759	688	2.6	3,865	239,913	3.3	743
	2013(F)	1,825	450	1.7	3,675	246,000	4.0	760
	2014(F)	1,850	425	2.0	3,700	250,000	4.2	770
Montreal	2012	20,592	3,959	1.3	40,094	326,366	2.8	711
	2013(F)	17,600	3,200	1.0	37,500	331,000	2.7	720
	2014(F)	16,900	3,100	1.2	40,200	334,500	2.5	730
Trois-Rivières	2012	1,021	305	n.a.	1,026	154,803	5.2	550
	2013(F)	835	260	n.a.	980	156,660	5.5	560
	2014(F)	700	250	n.a.	950	158,225	6.0	565
Sherbrooke	2012	1,741	610	n.a.	1,784	218,302	5.0	578
	2013(F)	1,650	570	n.a.	1,750	222,000	4.8	585
	2014(F)	1,700	575	n.a.	1,795	226,000	4.7	595
Québec	2012	6,416	1,257	3.0	7,220	259,366	2.0	741
	2013(F)	5,500	1,100	2.5	7,100	270,000	2.5	755
	2014(F)	5,000	1,000	2.0	7,350	280,000	2.5	770
Saguenay	2012	1,117	400	n.a.	1,451	186,178	2.0	549
	2013(F)	1,000	365	n.a.	1,350	191,500	2.5	565
	2014(F)	880	350	n.a.	1,425	196,500	2.8	575
Saint John	2012	355	190	-0.1	1,610	168,048	9.7	691
	2013(F)	340	180	0.5	1,575	167,000	10.2	700
	2014(F)	340	180	1.0	1,550	166,500	10.7	710
Moncton	2012	1,297	364	-0.1	2,259	158,107	6.7	731
	2013(F)	1,150	360	0.5	2,150	156,500	7.8	745
	2014(F)	950	340	1.0	2,100	156,000	8.5	760
Halifax	2012	2,754	991	2.2	6,046	268,843	3.0	954
	2013(F)	2,560	875	2.5	5,600	276,000	4.0	980
	2014(F)	2,330	925	3.0	5,800	282,000	4.5	1,000
St. John's	2012	2,153	1,292	0.2	3,871	285,529	2.8	798
	2013(F)	1,950	1,400	1.0	3,600	297,500	3.5	825
	2014(F)	1,825	1,350	1.5	3,500	306,000	3.8	850
Charlottetown**	2012	590	220	0.2	575	204,319	5.7	803
	2013(F)	460	200	0.5	500	205,400	6.5	830
	2014(F)	440	180	1.0	500	206,000	7.0	850
ALL 35 LISTED CENTRES	2012	169,280	52,374	2.2	342,732	394,078	2.6	901
	2013(F)	141,874	48,995	1.8	332,388	400,864	2.5	924
	2014(F)	143,159	50,935	2.0	347,919	412,184	2.5	943

Sources: CMHC, Canadian Real Estate Association, QFREB by Centris®, FCIQ par Centris® Local Real Estate Boards, Statistics Canada.

*Statistics Canada defines Ottawa-Gatineau as a single census metropolitan area (CMA), but are treated as two centres in this publication for the sake of more detailed analysis.

**Charlottetown is a census agglomeration (CA) not a CMA. A CA has an urban core population of at least 10,000, while a CMA has a core population of at least 100,000.

n.a.: Data not available. (F) Forecast by CMHC.

Table 12: Major Housing Indicators (levels and quarter-to-quarter percentage change)

	2011Q2	2011Q3	2011Q4	2012Q1	2012Q2	2012Q3	2012Q4	2013Q1
New Housing								
Building permits, units, thousands	199.2	201.0	208.2	212.0	221.9	221.9	192.9	178.0
% change	4.2	0.9	3.6	1.8	4.6	0.0	-13.1	-7.7
Housing starts, total, thousands	194.4	204.7	201.7	205.2	228.9	221.6	203.5	175.2
% change	11.6	5.3	-1.5	1.8	11.6	-3.2	-8.2	-13.9
Housing starts, singles, thousands	82.3	85.1	84.9	84.2	84.5	84.8	81.3	77.1
% change	6.5	3.4	-0.3	-0.8	0.3	0.4	-4.1	-5.1
Housing starts, multiples, thousands	112.1	119.6	116.8	121.0	144.5	136.8	122.2	98.1
% change	15.6	6.7	-2.3	3.6	19.4	-5.3	-10.7	-19.8
Housing completions, total,*	44,455	49,331	45,168	39,363	42,186	50,861	47,683	39,028
% change	21.2	11.0	-8.4	-12.9	7.2	20.6	-6.2	-18.2
New Housing Price Index, 2007=100*	105.3	105.8	106.4	107.0	107.8	108.3	108.8	109.3
% change	0.8	0.5	0.6	0.5	0.7	0.5	0.5	0.4
Existing Housing								
MLS® resales, units, thousands	440,420	461,728	478,420	476,668	469,992	442,952	428,676	427,356
% change	-4.0	4.8	3.6	-0.4	-1.4	-5.8	-3.2	-0.3
MLS® average resale price, $	366,918	360,787	361,291	366,359	364,745	360,383	361,526	368,685
% change	1.8	-1.7	0.1	1.4	-0.4	-1.2	0.3	2.0
Mortgage Market								
1-year mortgage rate, per cent*	3.63	3.50	3.50	3.30	3.20	3.10	3.1	3.0
5-year mortgage rate, per cent*	5.56	5.32	5.29	5.26	5.34	5.24	5.2	5.2
Residential Investment**								
Total, $2002 millions	104,596	107,642	108,652	112,291	113,212	112,921	112,608	111,251
% change	0.4	2.9	0.9	3.3	0.8	-0.3	-0.3	-1.2
New, $2002 millions	45,456	46,868	47,420	50,428	52,188	53,120	53,196	51,672
% change	2.2	3.1	1.2	6.3	3.5	1.8	0.1	-2.9
Alterations, $2002 millions	41,736	42,360	42,560	42,812	42,268	42,532	42,792	43,044
% change	0.4	1.5	0.5	0.6	-1.3	0.6	0.6	0.6
Transfer costs, $2002 millions	17,676	18,616	18,860	19,240	18,980	17,656	17,076	16,992
% change	-3.4	5.3	1.3	2.0	-1.4	-7.0	-3.3	-0.5
Deflator, 2002=100*	109.2	109.8	110.2	111.0	111.9	112.1	113.0	112.7
% change	0.9	0.6	0.4	0.8	0.8	0.2	0.8	-0.3

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New Housing Price Index and the Residential Investment Deflator, which are only seasonally adjusted, and housing completions and the 1-year and 5-year mortgage rates, which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

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